



SUMMARY OF SENIORS' POSITION

Seniors face significant challenges under the WMR 20-50 Plan, particularly around housing affordability, property values, and access to services. The plan's focus on high-density urban development will limit housing options for seniors looking to downsize, while rising property taxes and living costs could strain their finances. Additionally, the risk of expropriation and loss of local decision-making power threatens seniors' autonomy and security.



WMR 20-50 PLAN: KEY CONCERNS FOR SENIORS

What Does it Mean for You?



HOUSING OPTIONS AND AFFORDABILITY

Seniors often look to downsize from larger homes to more manageable living arrangements, such as single-story houses or assisted living facilities. However, the WMR 20-50 Plan's focus on urban densification and restrictions on suburban development will reduce the availability of suitable housing options for seniors.



IMPACT ON HOME EQUITY

For seniors who plan to sell their homes as part of their retirement strategy, the WMR 20-50 Plan introduces concerns about the future value of their properties. By promoting dense, urban-style developments, the Plan will reduce demand for traditional single-family homes in suburban and rural areas, potentially lowering their value.



PROPERTY TAXES AND COSTS OF LIVING

The Plan's focus on upgrading infrastructure and promoting sustainable development will result in higher property taxes and service fees. For seniors on fixed incomes, these rising costs could put financial strain on their ability to maintain their homes or move to more suitable living arrangements.



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What Does it Mean for You?



ACCESS TO AMENITIES AND SERVICES

Seniors value proximity to healthcare services, public transportation, and recreational amenities. While the WMR 20-50 Plan does aim to improve infrastructure, its focus on urban centres will leave suburban and rural areas underserved, potentially making it harder for seniors in these regions to access the services they need.



REDUCED AUTONOMY IN HOUSING DECISIONS

The centralization of planning authority under the WMR 20-50 Plan will result in seniors losing some autonomy over decisions about their properties. Seniors will face increased regulations on how they can use or sell their homes, particularly if new zoning laws or density requirements are imposed.



EXPROPRIATION RISKS

Under the WMR 20-50 Plan, the WMR Board has the authority to expropriate land for public infrastructure projects. Seniors who own property in areas marked for development may face the risk of losing their homes through expropriation, with potentially limited compensation or recourse.

WHAT SENIORS WANT

Affordable and Accessible Housing Options: Seniors need more single-story homes, assisted living facilities, and other affordable housing options that suit their needs.

Protections for Home Equity: Seniors want assurances that their property values will not be negatively affected by the Plan's focus on urban density.

Access to Essential Services: Infrastructure improvements should prioritize healthcare, transportation, and other services in both suburban and rural areas where many seniors live.

Financial Stability: Seniors need protections against rising property taxes and utility fees, ensuring they can afford to stay in their homes.

Local Control and Autonomy: Seniors want their communities to retain decision-making power over land-use policies that directly impact their lives.

Cancellation of Current Plan: Seniors want a complete scrapping of the current WMR Plan 20-50, including the removal of all staff and contributors to the existing plan. The current plan is so fundamentally flawed that it is impossible for the existing team to create a new one.